

GENERAL NOTES

- BUILDING FOOTPRINT IS BASED OFF OF DRAWINGS OBTAINED FROM THE ARCHITECT. CONTRACTOR SHOULD REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS & ACTUAL LOCATIONS OF UTILITY ENTRANCES.
- LOCATION OF ALL UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC., AND COMPLING INFORMATION FROM PLANS SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES AND GOVERNMENT AGENCIES. ALL CONTRACTORS ARE REQUIRED BY STATE REGULATION TO CONTACT CALL-BEFORE-YOU-DIG AT 1-800-922-4455 FOR LOCATION AND STAKEOUT OF UTILITIES PRIOR TO ANY EXCAVATION.

- IF THERE ARE ANY VARIATIONS ON THIS MAP WITH WHAT IS FOUND OR DESIRED IN THE FIELD, THE CONTRACTOR SHALL CONTACT AND NOTIFY THE SITE ENGINEER IMMEDIATELY PRIOR TO COMMENCING THE RELATED WORK TO DETERMINE THE CORRECT COURSE OF ACTION.

- B&B ENGINEERING, LLC MAKES NO GUARANTEE WITH THIS PLAN UNLESS B&B INSPECTS ALL ASPECTS OF CONSTRUCTION.

- PROPERTY LIES WITHIN FLOOD ZONE AE11. BASE FLOOD ELEVATION IS 11.0' AS SHOWN ON FEMA MAP ENTITLED, "FIRM FLOOD INSURANCE RATE MAP FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 551 OF 626 COMMUNITY, WESTPORT TOWN OF, NUMBER 090019, PANEL 0551, SUFFIX G, MAP NUMBER 09001C0551G MAP REVISED: JULY 8, 2013"

- MAP REFERENCES
G. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A PLAN ENTITLED "ZONING/LOCATION SURVEY, MAP OF PROPERTY, PREPARED FOR JEFFREY GRAYBILL AND LAURA HULL GRAYBILL, OF 7 BRADLEY STREET, WESTPORT, CT, DATED 10/22/2014, PREPARED BY WALTER SKIDD LAND SURVEYOR, LLC, FAIRFIELD, CT.

SEDIMENTATION & SOIL EROSION SPECIFICATIONS

- THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT.

- ALL CONSTRUCTION ACTIVITIES SHALL PROCEED SO THAT POLLUTION OF ANY WETLANDS, WATERCOURSES, WATERBODY, AND OR CONDUIT CARRYING WATER, ETC DOES NOT OCCUR. THE CONTRACTOR SHALL LIMIT, INsofar AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES AND WATERBODIES, AND TO PREVENT, INsofar AS POSSIBLE EROSION ON THE SITE.

- CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002) BY THE STATE OF CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

IMPLEMENTATION NOTES

- THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE. ALL CONTROL MEASURES ARE TO BE MAINTAINED IN AN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. ADDITIONAL MEASURES ARE TO BE INSTALLED IF NECESSARY OR REQUIRED DURING CONSTRUCTION PERIOD.

- LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. RESTABILIZATION TO BE SCHEDULED AS SOON AS PRACTICAL.

- POST AND FABRIC SILTATION BARRIERS SHALL BE INSTALLED AT THE TOE OF ALL CRITICAL CUT AND FILL SLOPES. SILT FENCES AND BARRIERS MUST BE CLEANED OR REPLACED WHEN SOIL HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.

- ALL STORM DRAINAGE OUTLETS MUST BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.

- SEDIMENT TRAPS, IF APPLICABLE, MUST BE CLEANED WHEN CAPACITY HAS BEEN REDUCED BY AN AVERAGE OF 2" OVER ITS TOTAL AREA OR TO 80% OF ITS DESIGN VOLUMES, WHICHEVER OCCURS FIRST.

- SEDIMENT REMOVED FROM THE CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH THE INTENT OF THE PLAN AND IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.

- FILL MATERIAL SHALL BE FREE FROM DEBRIS PERISHABLE OR COMBUSTIBLE MATERIAL AND FROZEN OR WET EARTH OR STONES LARGER THAN 6 INCHES IN MAXIMUM DIMENSION. FILL SHALL BE PLACED IN MAXIMUM 12 INCH LOOSE LIFTS AND COMPACTED TO WITHIN 90% OF THE MODIFIED PROCTOR TEST RESULT.

- PAVEMENT BASE COURSE MUST BE PLACED IN ALL PROPOSED PAVEMENT AREAS UPON COMPLETION OF FINE GRADING.

- PERMANENT LANDSCAPED AREAS SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS IMMEDIATELY AFTER FINAL GRADING. MULCH AS NECESSARY FOR SEED PROTECTION AND ESTABLISHMENT. LIME AND FERTILIZER PRIOR TO PERMANENT SEEDING.

- TOPSOIL PREPARATION:

- 9.1.1. TOPSOIL SHOULD BE A MINIMUM OF FOUR INCHES DEEP (COMPACTED) BEFORE SEEDING.

- 9.1.2. HAVE TOPSOIL TESTED FOR PH, ADD LIME AS NECESSARY TO ACHIEVE PH OF 6.5. APPLY FERTILIZER AT A RATE OF 300 POUNDS PER ACRE OR SEVEN POUNDS PER 4,000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 38-0-0 PER ACRE OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOP DRESSING.

- 9.1.3. WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCOING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE ALL CLAY OR SILTY SOIL AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEED BED WHEREVER FEASIBLE.

- 9.1.4. REMOVE FROM THE SURFACE ALL STONES ONE INCH OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMP, OR OTHER UNSUITABLE MATERIAL.

- 9.1.5. INSPECT SEED BED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT SOIL COMPACT, THE AREA MUST BE RE-TILLED AND COMPACTED AS ABOVE.

- 9.2. SEED MIXTURE (APPLY AT A RATE OF 200 POUNDS/ACRE):

- 9.2.1. 10% KENTUCKY BLUEGRASS - BARON MIX

- 9.2.2. 20% PERENNIAL RYEGRASS

- 9.2.3. 70% TURF TYPE TALL FESCUE

10. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL PAVED ROADWAYS ON AND OFF SITE AND MUST ENSURE THE SITE IS FREE OF SITE GENERATED SEDIMENT AT ALL TIMES. DUST SHALL BE CONTROLLED BY SPRINKLING OR ANOTHER APPROVED METHOD.

11. ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSPECTED ON A DAILY BASIS AND CLEANED IMMEDIATELY AFTER EACH STORM.

12. WHERE DEWATERING IS NECESSARY, THERE SHALL NOT BE A DISCHARGE DIRECTLY INTO WETLANDS OR WATERCOURSES. PROPER METHODS AND DEVICES SHALL BE UTILIZED TO THE EXTENT PERMITTED BY LAW, SUCH AS PUMPING WATER INTO A TEMPORARY SEDIMENTATION STRUCTURE OR BOWL, PROVIDING SURGE PROTECTION AT THE INLET AND THE OUTLET OF PUMPS, OR FLOATING THE INTAKE OF THE PUMP, OR OTHER METHODS TO MINIMIZE AND RETAIN THE SUSPENDED SOLIDS. IF PUMPING OPERATION CAUSES TURBIDITY PROBLEMS, THE OPERATION SHALL CEASE UNTIL FEASIBLE MEANS OF CONTROLLING TURBIDITY ARE DETERMINED AND IMPLEMENTED.

13. THE RESPONSIBILITY FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL PLAN, INFORMING ALL REQUIREMENT OF THE PLAN, NOTIFYING THE PLANNING AND ZONING COMMISSION, ITS DESIGNATED REPRESENTATIVE OF ANY TRANSFER OF RESPONSIBILITY AND SEEING THAT A COPY OF THE PLAN IS RECEIVED BY ANY SUCCESSOR IN INTEREST TO THE TITLE OF THE LAND OR ANY PORTION THEREOF IS ASSIGNED TO THE OWNER OF RECORD.

14. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION, WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.

GRADING & DRAINAGE NOTES

ABBREVIATIONS

PVC = POLYVINYL CHLORIDE PIPE (SDR-35)

HDPE = HIGH DENSITY POLYETHYLENE PIPE

ROP = REINFORCED CONCRETE PIPE

MH = MANHOLE

CB = CATCH BASIN

INV = INVERT

LF = LINEAR FEET

ACOMP = ASPHALT COATED CORRUGATED METAL PIPE

HERCP = HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE

THE CONTRACTOR SHALL FLUSH AND CLEAN ALL EXISTING ON-SITE STORM PIPING AND STRUCTURES THAT ARE TO BE MAINTAINED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING THE DRAINAGE STRUCTURES FOR THE INDICATED PIPE CONNECTIONS.

THE PIPE LENGTHS SHOWN ARE APPROXIMATE.

ALL PROPOSED CATCH BASINS SHALL HAVE A 2' SUMP, UNLESS OTHERWISE SPECIFIED.

ALL SLOPES TO BE NO GREATER THAN 5' HORIZONTAL TO 1' VERTICAL.

ALL PIPES, INCLUDING ROOF DRAINS, SHALL BE WATERTIGHT, UNLESS OTHERWISE NOTED.

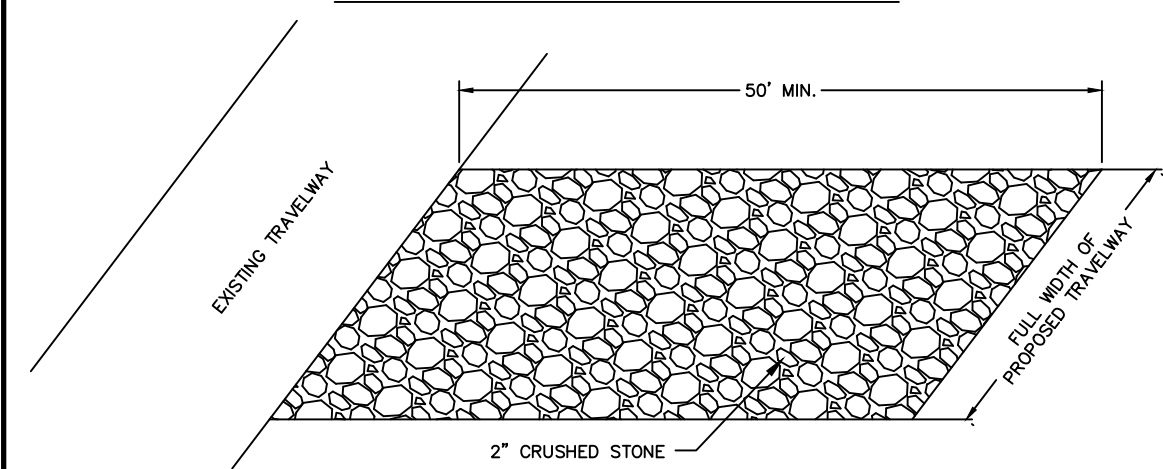
TIDAL INFORMATION WAS OBTAINED FROM TABLE LABELED "2016 TIDE CHART-SAUGATUCK RIVER ENTRANCE" LISTED ON THE TOWN OF WESTPORT WEBSITE. IT WAS DETERMINED THAT HIGH TIDE ON JANUARY 22, 2016 OCCURRED AT 9:41 AM WITH A HEIGHT OF 7.7'. SOIL TESTING WAS CONDUCTED ON JANUARY 22, 2016 APPROXIMATELY 1.5 HOURS AFTER HIGH TIDE AT THE PROPERTY, ALLOWING FOR ANY POSSIBLE DYNAMIC CHANGE IN THE GROUND WATER DUE TO THE TIDAL EFFECT TO BE OBSERVED. THE RESULTS OF THE OBSERVATIONS DETERMINED AN AVERAGE GROUND WATER DEPTH TO BE AT ELEVATION 1.2' WITH NO INDICATION OF HIGHER SEASONAL GROUND WATER. FOR THE PURPOSES OF THE STORMWATER DETENTION SYSTEM AND THE OBSERVED GROUND WATER, THE SYSTEM BOTTOM ELEVATION IS DESIGNED AT 4.6', WHICH IS 3.4' ABOVE THE OBSERVED GROUNDWATER ELEVATION.

LEGEND

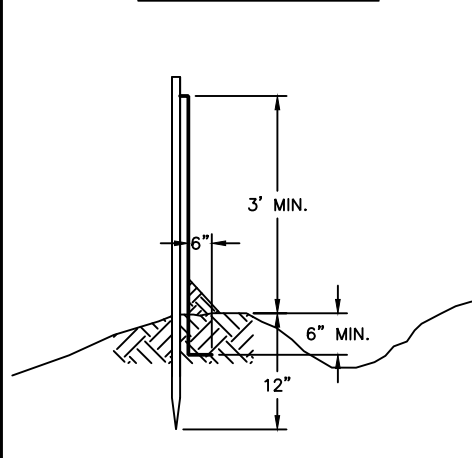
- CH.D. Conn. Hwy. Dept. Monument
- Mon. Monument
- Iron Pin to be Set
- Conc. Monument to be Set
- Iron Pipe
- Iron Pin
- D.H. Drill Hole
- Pile of Stones
- Fence Post
- N.F. Found
- n/f Now or Formerly
- Property Line
- Property Line (adjoining)
- Building Setback Line
- Easement Line
- Centerline
- Ledge or Boulders
- Earth or gravel fill
- Existing Spot Elevation
- Proposed Spot Elevation
- Invert Elevation of Pipe

- O.W.G. Water gate valve
- W.G. Gas gate valve
- W. Water main (existing)
- W.P. Water main (proposed)
- Hydrant
- WS Water service lateral
- G Gas main (existing)
- G.P. Gas main (proposed)
- SS Sanitary sewer lateral
- S Sanitary sewer main (existing)
- S.S. Sanitary sewer main (proposed)
- Stone Wall
- Barbed Wire Fence
- Fence
- UTILITY Pole
- Existing Manhole
- Proposed Manhole
- Existing Catch Basin/Pipe
- Proposed Storm Pipe
- Proposed Catch Basin
- Building (existing)
- Evergreen Tree
- Deciduous Tree
- Swamp or Wetlands
- Watercourse
- Existing Contours
- Proposed Contours
- Reinforced Concrete Pipe
- Corrugated Metal Pipe
- C.M.P. Corrugated Metal Pipe
- Q.P.T. A. Percolation Test Location
- Deep Test Pit Location
- Stone Retaining Wall
- Retaining Wall
- Wetland Limit
- Wetland Flag Number
- Wetland Setback
- Silt Fence
- Well (existing)
- Well (proposed)
- Anti-Mud Tracking Pad

CONSTRUCTION ENTRANCE

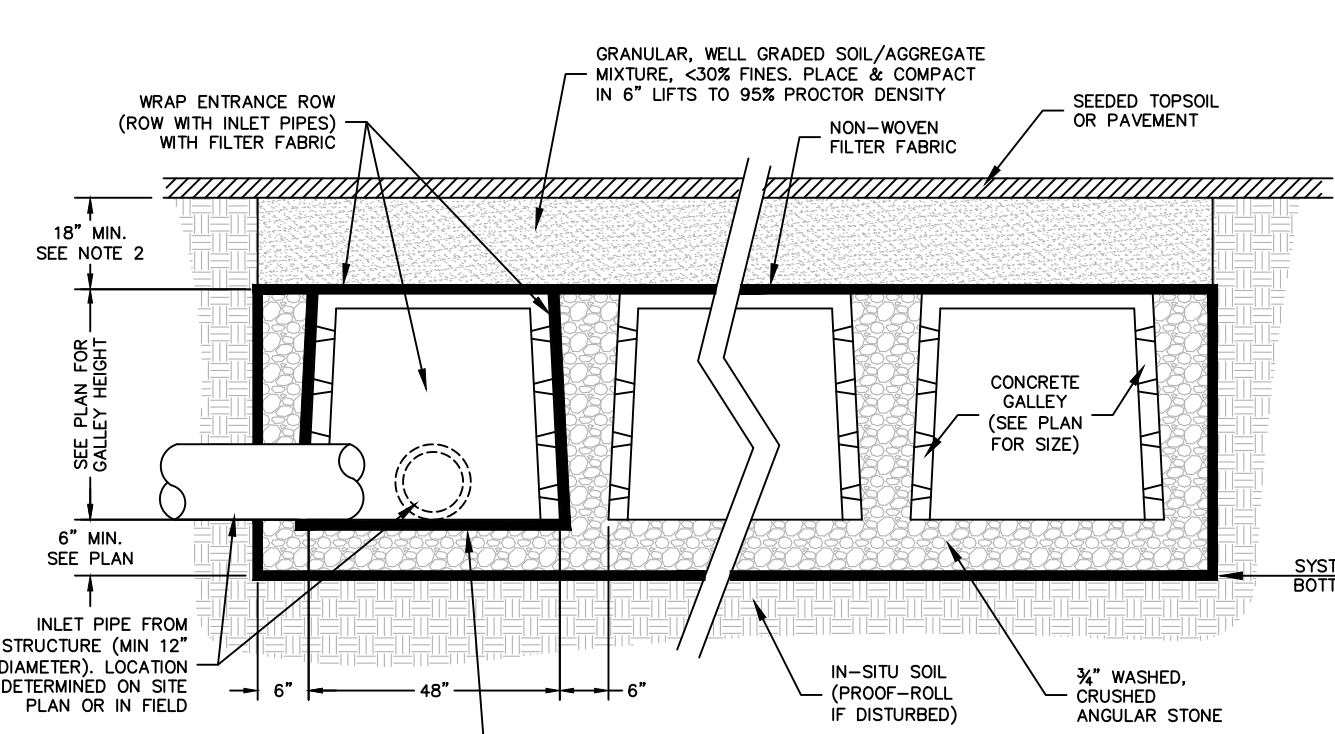


SILT FENCE



- EXCAVATE AND SECURE BOTTOM 8" OF SILT FENCE BELOW GRADE AS SHOWN.
- EXCEPT FOR THE END POST, DRIVE ALL POSTS INTO THE GROUND AT BACK SIDE OF TRENCH SPACED A MAXIMUM OF 10 FT O. C.

CONCRETE GALLEY DETENTION SYSTEM



- SEE PLAN FOR QUANTITY, LOCATION, & ARRANGEMENT OF GALLEYS. INLET PIPE SHALL BE A MINIMUM 12" PIPE.
- COVER MAY BE REDUCED IF GALLEYS ARE H-20 LOADING COMPLIANT. COORDINATE WITH SITE ENGINEER.
- ALL TOPSOIL AND MISCELLANEOUS FILL SHALL BE REMOVED BELOW THE DETENTION AREA.
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- IF LEDGE OR GROUNDWATER IS ENCOUNTERED WHILE EXCAVATING FOR THE PROPOSED SYSTEM, THE DESIGN ENGINEER SHALL BE NOTIFIED IN ORDER TO DETERMINE IF FIELD CHANGES ARE NECESSARY.

PROPOSED AVERAGE GRADE

POINT	GRADE
A	5.9
B	5.8
C	6.4
D	6.6
E	6.4
F	5.9
G	10.1
H	6.4

AVE. GRADE = $\frac{\sum(A..H)}{(8)}$ = 6.8

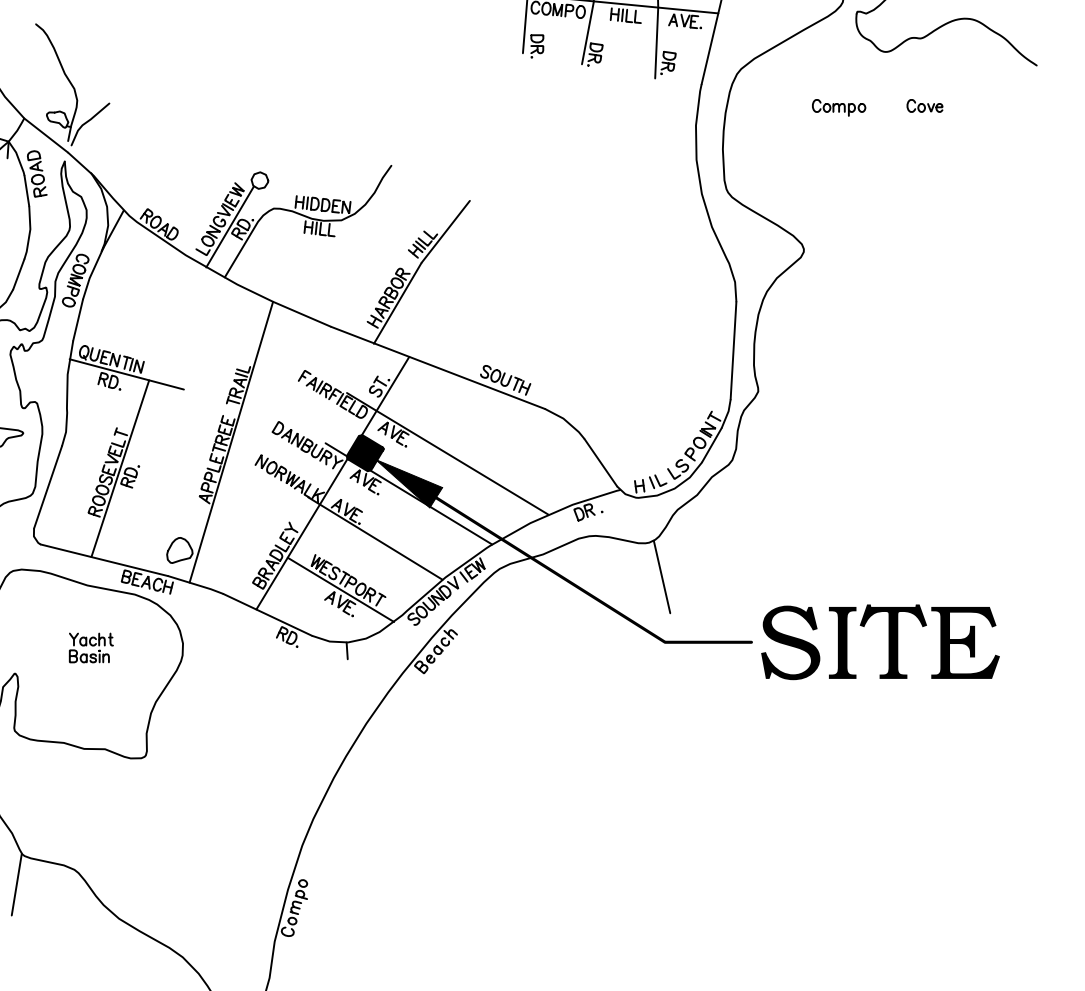
NOTES:
1. ALL POINTS TAKEN 10' FROM PROPOSED HOUSE LOCATION.

EXISTING AVERAGE GRADE

POINT	GRADE
A	5.9
B	5.8
C	6.4
D	6.6
E	6.4
F	5.9
G	10.1
H	6.4

AVE. GRADE = $\frac{\sum(A..H)}{(8)}$ = 6.0

NOTES:
1. ALL POINTS TAKEN 10' FROM PROPOSED HOUSE LOCATION.



LOCATION MAP

SCALE: 1"=800'

LOT AREA COVERAGE CALCULATION

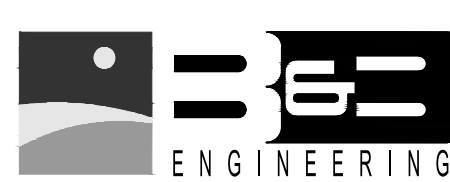
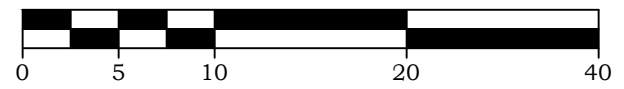
BASE LOT CALCULATION (ALL ENTRIES IN SQUARE FEET)		
1	GROSS LOT AREA	= 10,000 SF
2	ABOVE-GROUND UTILITY EASEMENTS	= 0 SF
3	STREET AND ROAD	= 0 SF
4	OTHER EXCLUSIVE SURFACE EASEMENT	= 0 SF
5	TOTAL EASEMENTS AND ROADS (Sum of Lines 2, 3 and 4)	= 0 SF
6	WETLAND AREA	= 0 SF
7	STEEP SLOPES OF 25% OR GREATER	= 0 SF
8	TOTAL WETLANDS/SLOPES (Sum of Line 6 & 7)	= 0 SF
9	WETLANDS/SLOPES REDUCTION (Lines 1, Minus Line 5 and Line 8)	0.8 x LINE 8 = 0 SF
10	BASE LOT AREA (Lines 1, Minus Line 5 and Line 8)	= 10,000 SF
MAXIMUM LOT AREA COVERAGE CALCULATION		
11	BASE LOT AREA (Copied from line 10, above)	= 10,000 SF
12	SQUARE FEET OF TOTAL COVERAGE	= 2,794.8 SF
13	LINE 12 DIVIDED BY LINE 11 FOR A PERCENTAGE	= 27.9 %
14	SQUARE FEET OF BUILDING COVERAGE	= 1,834.8 SF
15	LINE 14 DIVIDED BY LINE 11 FOR A PERCENTAGE	= 18.3 %

SITE STATISTICS

A RESIDENCE ZONE	REQUIRED	EXISTING	PROPOSED
BULK STATISTICS			
MIN. LOT AREA	21,780 SF (1/2 ACRE)	10,000 SF (0.23 ACRE)	10,000 SF (0.23 ACRE)
MIN. BUILDING SETBACK (STREET)	30'	15.5', 18.1'	16.6', 18.1'
MIN. BUILDING SETBACK (SIDE)	7.5'	1.2', 41.6'	16.5', 41.1'
MAX. HEIGHT	28'-4" = 26'-0" + 5'-0" = 31'-0" X = BFE-AVERAGE GRADE = 11.0' - 6.0' = 5'-0" (MAX 5') BFE=BASE FLOOD ELEVATION = 11.0' (WESTPORT ENGR.)	1.2', 41.6' 26.6'	SEE ARCH. PLANS
BUILDING COVERAGE	15% (1,500 SF)	BUILDING & PORCHES: 1,259.2 SF GARAGE: 500.8 SF REFUSE CONTAINER: 8.6 SF TOTAL: 1,858.6 SF (18.6%)	EXISTING BUILDING: 1,858.6 SF BUILDING ADDITION: 354.8 SF PROPOSED DECK & STEPS: 203.3 SF PORCHES & STEPS: 82.3 SF REMOVED STRUCTURES: (-590.8 SF) GARAGE: (-65 SF) PORCH & STEPS: (-8.6 SF) REFUSE CONTAINER: (-8.6 SF) TOTAL: 1,834.8 SF (18.3%)
MAX. TOTAL COVERAGE	25% (2,500 SF)	BUILDING COVERAGE: 1,858.6 SF DRIVEWAY: 563.0 SF TOTAL: 2,421.6 SF (24.2%)	BUILDING COVERAGE: 1,834.8 SF PROPOSED DRIVEWAY: 635 SF PROPOSED POOL: 325 SF TOTAL: 2,794.8 SF (27.9%)

* NON-CONFORMING LOT

SCALE: 1"=10'



Land Surveying, Professional Engineering & Land Use Consultants

SITE DEVELOPMENT PLAN

OF
7 BRADLEY STREET
WESTPORT, CONNECTICUT
PREPARED FOR
JEFFREY GRAYBILL &
LAURA HULL

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Date 6/24/2020
Scale 1"=10'
Job No. 586
Drawing No. 1 of 1

BRYAN P. NESTERAK, CT. P.E./L.S. 23556